MTG. REF.: RL

This Form furnished by Attorneys Title Company, Inc.

INSTALLMENT DEED

Form No. WD - 4

FROM
ROBERT H. HERRMAN, et ux

TO
PATRICIA L. KOENIG

For draftsman's use

THIS INSTRUMENT PREPARED BY:
DAVID VINCENT
Attorney at Law
219 Second Avenue North
Second Floor
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Patricia L. Koenig (NAME)	Randall Realty Company (NAME)	Map 56
7807 Snow Road (STREET ADDRESS OR ROUTE NUMBER)	P.O. Box 281286 (STREET ADDRESS)	Parcel 29
Parma, Ohio 44129 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37228 (CITY) (STATE) (ZIP)	FB #: 13D 38300

(FOR REGISTER'S USE)

Davidson County DEEDINST
Recvd: 06/29/04 11:19 2pgs
Fees:13.00 Taxes:548.30

20040629-0076981

PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSE IS $112,000.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12th DAY OF June, 2004

Notary Public

MY COMMISSION EXPIRES: 1/28/06

(AFFIX SEAL)

FOR AND IN CONSIDERATION OF the sum of One Hundred Fourteen Thousand --------- And No/00 --------- ($114,000.00) ---------- DOLLARS

of which $ 2,000.00 has been paid in cash by the grantees hereinafter named, the receipt of which is hereby acknowledged, and for the remainder the said grantees has executed a promissory note of even date herewith in the principal sum of One Hundred Twelve Thousand --- And No/00 ------- ($112,000.00) Dollars, payable to the order of Robert H. Herrman in monthly installments of Six Hundred Seventy One ----- And 51/100 ------ ($671.51) Dollars, with interest on the unpaid balance at the rate of six percent (6%) per anhum, commencing on the 1st day of June, 2004, and continuing on the 1st day of each succeeding month thereafter until the entire indebtedness is paid in full, including both principal and interest. A late charge of ten percent (10%) will be charged and paid on any monthly installments due and not paid on or before ten (10) days after due date. An additional sum will be paid monthly to noteholder,*

and providing for payment of attorney's fees, and to secure the payment of said note or notes, principal and interest, and attorney's fees, a lien is expressly retained on the land herein conveyed,

Robert H. Herrman and wife, Shirley A. Herrman,

hereinafter called the grantors, have this day bargained and sold, and do hereby transfer and convey unto Patricia L. Koenig,

herein called grantees, their heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 13th, formerly 25th, Civil District of said County, described as follows:

Beginning on the northerly margin of Back Creek Road, 684 feet west of the southwest corner of the property to Charles Lee Poddock and wife, by deed from H. L. Randall and wife, of record in Book 1734, page 334, Register's Office for said County; thence with the northerly margin of said Road, westwardly 270 feet; thence at right angles, northwardly 460 feet; thence eastwardly and parallel with the northerly margin of said Back Creek Road, 270 feet; thence southwardly 460 feet to the beginning.

Being the same property conveyed to M. L. Randall and wife, Shirley L. Randall, by deed from H. L. Randall and wife, Theney Randall, of record in Book 2019, page 303, Register's Office for Davidson County, Tennessee, the said M. L. Randall and wife, Shirley L. Randall, having both since died, M. L. Randall having died first testate devising all of his real estate to his wife, Shirley L. Randall, she having died testate leaving Robert H. Herrman as her sole devisee/legatee by Will of record in Will Book 175, page 500, Probate Clerk's office for Davidson County, Tennessee, recorded in Book 10781, page 915, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (XX) property, known as 4283 (House Number) Pecan Valley Road (Street) Nashville, TN 37218 (P. O. Address: City or Town) (Postal Zone)

*as escrow, equal to one-twelfth (1/12) of the annual Metro Real Estate taxes and insurance premium for payment of same by noteholder when due.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said grantees, their heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and represenatives, to warrant and forever defend the title to the said real estate to said grantees, their heirs and assigns, against the lawful claims of all persons.

AND NOW, for the purpose of better and more effectually securing the payment of said lien notes, and rendering unnecessary court proceedings for the enforcement of said lien in the event of the non-payment of said notes, as they mature, as hereinafter provided, and for the consideration of one dollar, to us in hand paid, we the said grantees herein do hereby transfer and convey unto Bill Herrman, Trustee, his successors and assigns, the real estate hereinbefore described, with the appurtenances, estate, title and interest thereto belonging, for the purposes aforesaid, only. We, the said grantees do hereby agree to keep all buildings now on, or to be hereafter erected on said property, insured in some reliable fire insurance company or companies for at least the sum of $ Ins. Int. until the notes herein secured are fully paid, and to have the loss, if any, made payable on the policy or policies to said Trustee for the benefit of the lawful owner and holder of said notes, as his interest may appear. We further agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments thereon, and to pay them when due; and in case we fail to do either, then the said Trustee, or the lawful owner and holder of said notes, or any of them, may do any or all of these things, and charge and treat the sum or sums so expended as part of the indebtedness secured therein, the same to bear interest from the date of such payment. Now, if we, the said grantees, shall pay the notes aforesaid when due, according to their terms, and pay taxes, keep up repairs, and keep said premises insured, as aforesaid, then this trust conveyance shall be of no further force or effect. But if we fail to pay any one of said notes or part thereof, promptly at maturity or if, failing to pay taxes, keep up repairs or keep said premises insured as herein provided; we fail to reimburse the Trustee or lawful owner and holder of said notes for all sums with interest, so expended by said Trustee, or lawful owner and holder of said notes, within thirty days from date of such payment, this trust conveyance shall remain in full force and effect, and at the option of the lawful owner and holder of said notes, or any of said notes then past due and unpaid, all remaining unpaid notes shall become due and payable at once, without notice, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving twenty days notice by three publications in any newspaper, daily or weekly, published in Davidson County, Tennessee, to sell said property at the front door of the Court House in said county to the highest bidder for cash, at public outcry, free from the equity of redemption, the statutory right of redemption, homestead, dower, statutory or elective rights, and all other exemptions of every kind, which are hereby expressly waived; and the said Trustee, or his successor in trust, is authorized and empowered to execute and deliver a deed to the purchaser. The creditor may bid at any sale under this conveyance. We agree that the Trustee, may at any time, after default in the payment of any one of said notes, enter and take possession of said property, and shall only account for the net rents actually received by him. We further agree that in the event the Trustee fails, before selling said property, as herein provided, to enter and take possession thereof, the purchaser shall be entitled to immediate possession thereof upon the delivery to him by the Trustee of a deed for said property. In case of sale hereunder, the proceeds will be applied by the Trustee as follows:

1st. To the payment of all costs, charges, and expenses of executing this conveyance and enforcing said lien as herein provided; also reasonable attorney's fees for advise in the premises, or for instituting or defending any litigation which may arise on account of the execution of this conveyance, or the enforcement of said lien; also the expenses of any such litigation.
2nd. To the payment of all taxes which may be unpaid on said premises.
3rd. To the payment of all unpaid notes herein secured, and any and all sums expended in the protection of said property, as herein authorized.
4th. The residue, if any, will be paid to the grantees herein, their heirs, representatives or assigns.

In case of the death, absence, inability or refusal to act of said Trustee at any time when action under the foregoing power and trusts may be required, the lawful owner and holder of said lien notes, or, if more than one, then of the first-maturing unpaid note, is hereby authorized and empowered to name and appoint a successor to execute this trust by an instrument in writing to be recorded in the Register's Office for Davidson County, Tennessee, and the title herein conveyed to the said Trustee shall be vested in said successor.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said trustee shall execute this trust without being required to give bond, and he shall not be required to file any account or settlement in relation to his trusteeship.

IN WITNESS WHEREOF, we, the said grantors and grantees, have hereunto set our hands this the 12th day of May 2004.

Robert H. Herrman
ROBERT H. HERRMAN

Patricia L. Koenig
PATRICIA L. KOENIG

Shirley A. Herrman
SHIRLEY A. HERRMAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me the undersigned authority, a Notary Public in and for said County and State, the within named Robert H. Herrman and wife, Shirley A. Herrman, and Patricia L. Koenig, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, Tennessee, this 12th day of May, 2004.

BEVERLY A. HOBBS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

Notary Public

Commission expires 1/28/06

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be _____ of the _____, the within named bargainor, a corporation, and that ____he as such _____, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by _____self as _____.

Witness my hand and seal, at office in _____, this _____ day of _____,

_____ Notary Public

Commission expires _____